

SEP 1 10 49 AM 1967

OLLIE FANNINGWORTH
R.M.C.

The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: I, James B. Mainwaring

..... have agreed to sell to

Carl M. Jones a certain lot or tract

of land in the County of Greenville, State of South Carolina, with the buildings and improvements thereon, being known and designated as Lot 34 on plat of Property of H. P. McGee, which plat is recorded in the R. M. C. Office for Greenville County, S. C. in plat book "F" page 36, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Avenue, joint front corner of Lots 33 and 34 and running thence N. 11-38 W. 135 feet to an iron pin; thence N. 71-18 W. 69.4 feet to an iron pin, rear corner of Lot 35; thence along the line of Lot 35, S. 11-38 E. 167.5 feet to an iron pin on the north side of East Avenue; thence along the north side of East Avenue, N. 81-0 E. 60 feet to the beginning corner.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall

pay the sum of Six Thousand Two Hundred and no/100ths--- Dollars in the following manner \$500.00 herewith receipt of which is hereby acknowledged and \$63.29 per month

commencing Aug. 6, 1967 and \$63.29 on the 6th day of each and every month

thereafter with the final payment due July 6, 1977.

until the full purchase price is paid, with interest on same from date at six per cent, per annum until paid to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceed-

ings of any kind, then in addition ~~the sum of~~ 10% ~~dollars~~ for attorney's fees, as is

shown by my note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due he shall be discharged in law and equity from all liability to make said deed, and may

treat said Carl M. Jones as tenant holding over after termination,

or contrary to the terms of said lease and shall be entitled to claim and recover, or retain if

already paid the sum of Sixty- Three and 29/100ths dollars per ~~year~~ ^{MONTH} for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set my hand and seal this 6th day of

July A. D., 1967

In the presence of:

Keren M. Guimer

Edward Ryan Harner

James B. Mainwaring
Carl M. Jones

SEAL

(Seal)

(Seal)

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